

# Staff Report

# City of Loma Linda

From the Department of Community Development

## PLANNING COMMISSION MEETING OF AUGUST 2, 2006

TO: PLANNING COMMISSION  
FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR *DW*  
SUBJECT: TENTATIVE PARCEL MAP (TPM) NO. 06-02 (17806) AND PRECISE  
PLAN OF DESIGN (PPD) NO. 06-05

### SUMMARY

The applicant is requesting approval of a Tentative Parcel Map and a Precise Plan of Design to subdivide an approximately 8.3 acre site into seven parcels and develop six separate buildings totaling approximately 69,000 square feet of office condominiums. The General Plan land use designation is Special Planning Area (SPA) I and the zoning is Neighborhood Business (C-1). The area is bordered by Brittany Place to the south, the Loma Linda Golf Center to the north across Barton Road, the orange grove at the southeast corner of Barton Road and Mountain View Avenue to the west, and the Postal Annex and Edison Easement to the east (Attachment A).

### RECOMMENDATION

Staff recommends that the Planning Commission deny the project based on staff's concerns regarding the project architecture and design, site layout, and lack of a commercial retail component.

### PERTINENT DATA

Applicant:	Meridian Property Company
General Plan:	Special Planning Area (SPA) I
Zoning:	Neighborhood Business (C-1)
Site:	Approximately 8.3 acres, including the Edison Easement
Topography:	Sloped 18 feet from southwest to north east
Vegetation:	Native grasses (recently disked for weed abatement)

## **BACKGROUND AND EXISTING SETTING**

### **Background**

Prior to submitting their project applications, the applicant met with staff several times during the latter part of 2005 to discuss potential designs and land uses that staff would be willing to support. Preliminary plans and a site layout were prepared and staff was satisfied that the project would have a pedestrian friendly design with a town center feel. Also, and equally important, that the center would include a commercial retail component to offset the City's revenue needs.

Meridian submitted their project to the City on March 8, 2006 and the project design and composition were not what had been previously discussed. The project was reviewed by the City's Administrative Review Committee (ARC) on March 21, 2006 deemed complete on April 4, 2006. The letter of completeness that was sent to the applicant included suggested modifications (Attachment B).

The applicant made some changes to the project plans and architecture, and resubmitted them to the City. The project was brought back before ARC on May 30, 2006 and the Committee was not satisfied that their concerns about the project design or issues related to project requirements were addressed. A second letter (dated June 5, 2006) was sent to the applicant that reiterated the design modifications that staff wanted to see on the plans (Attachment C).

On June 12<sup>th</sup>, the applicant provided a conceptual sketch and a response why staff's suggested modifications would not work for them (Attachment D). Later in June, the applicant informed staff that they wanted the project to go forward with the design as submitted.

### **Existing Setting**

The project site has been vacant for over thirty years. Properties to the south are zoned Multi-Family Residence (R-3) and Single-Family Residence (R-1). The property containing the orange grove to the west is zoned Neighborhood Business (C-1). To the east is the United States Postal Annex which is zoned Institutional (I). To the north is the Loma Linda Golf Center which is zoned General Business (C-2).

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

On July 12, 2006, staff prepared the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration (Attachment E). The mandatory CEQA public review began on July 13, 2006 and ended on August 1, 2006. No comments on the environmental documents have been received to date.

## **ANALYSIS**

### **Project Description**

As previously stated, the proposed project is a request to subdivide an 8.3 acre site into seven separate parcels for the development of approximately 69,000 square feet of office condominiums and a linear park with a trail in the Edison Easement on the east side of the property adjacent to the Postal Annex building. The six buildings are proposed, as follows:

- Building A- 13,240 square feet
- Building B- 13,240 square feet
- Building C- 10,338 square feet
- Building D- 10,338 square feet
- Building E- 10,880 square feet
- Building F- 10,880 square feet

The project is strictly an office complex and does not include a commercial retail component along the frontage. The design is very much in line with office parks of the last 20 to 30 years and does not include a town center feature. A pedestrian friendly orientation and outdoor amenities for onsite employees and visitors are scarce.

### **Public Comments**

Public notices for this project were posted and mailed to parcel owners within 300 feet of the project site on July 13, 2006. As of the writing of this report, Mr. Norm Meyer, President of the Brittany Place Homeowners Association (HOA) has spoken with staff in support of the project.

### **Site Analysis**

The project site is a rectangular shaped lot with dimensions of approximately 664 feet in width by approximately 550 feet in length (Attachment F). Per Zoning Code §17.44.060 setbacks in the C-1 Zone are as follows:

- Front yard- No building may be constructed closer that twenty feet to the established planned right-of-way.
- Side yards- None
- Rear yard- When any lot or parcel in the C-1 Zone abuts R-zoned property, such lot or parcel shall observe and maintain a twenty-five foot rear yard.

The site plan indicates a 100 foot front yard building setback along Barton Road. The setback to the side property line is approximately 80 feet. The rear-yard setback is identified at 25 feet from the Brittany Place townhouse community. As a result, this project meets the minimum setback requirements.

The site plan indicates two points of ingress and egress from Barton Road. The site plan also shows two points of future access to the property to the west for potential

reciprocal access between the properties. This will enhance on site traffic circulation between these two separate parcels once the corner property develops.

Internal circulation provides access at the front of buildings A & B and allows north south drive aisles at the east and west property line. A pedestrian pathway is proposed at the center of the property between the front two buildings leading to the buildings towards the rear. Additionally, two pedestrian pathways are proposed from the east property line to access the Edison easement.

The site plan identifies Buildings E and F at the southwest and southeast corners with "dead end" drive aisles. The site plan indicates two separate parking areas. One is on the west side of Building E and the other is on the east side of Building F. Only one point of ingress and egress is provided for each of these two parking areas. Staff had suggested to the applicant to move Building E and F towards Buildings C and D and provide parking at the rear of the site. This would resolve the potential circulation conflicts during daily operation of the commercial complex. Additionally, emergency vehicle access (i.e., ambulance and emergency services) will be better served with an on site circulation that provides forward movements to reduce response time. The applicant has indicated that tenants want visibility and parking in front of an office building and that is why they are unwilling to revise their design.

The site plan indicates that there are 373 parking spaces provided, which include eight accessible parking spaces. A reference to Zoning Code §17.24.070 provides parking requirements for office users and medical office users. If the project develops as medical office, 230 spaces are required. If the project develops with all regular office users, 178 spaces are required. In both cases, the proposed project meets and exceeds the City's minimum parking requirements. However, with the extra parking spaces proposed, the applicant has an opportunity to eliminate the two "dead-end" drive aisles. It should also be noted that additional spaces would be needed if a commercial retail component were added to the project. The number of spaces above the required 230 should cover limited retail and service uses.

## **Architectural Analysis**

The proposed six buildings are all single-story (Attachment G). Building A and B fronting Barton Road are the only two buildings in the proposed project that are denoted with two hipped roof features incorporating exposed rafters that break up the remaining flat roof. These two buildings will measure up to approximately 32 feet in height. The remaining four buildings are up to 23 feet in height. In addition to the hipped roof elements, brown/gray ceramic tile is used for roofing material.

Although the applicant revised the exterior of the buildings to incorporate Eldorado stone veneer on the lower portion of columns and the entryway to each building, the overall style is not unique or noteworthy as would be expected on a major arterial. Staff had further suggested that the applicant incorporate stone veneer on the rear sides of the front four buildings that are visible to the public. This change would help to facilitate the four sided architecture that the Planning Commission typically likes to see. Colored elevations and the sample material board will be provided at the meeting.



Staff suggested to the applicant that the project exterior be revised and enhanced to address concerns that the architecture is somewhat plain in appearance. A design that is more compatible with the history of Loma Linda would be ideal. The recently approved ARCO/commercial center complex at the northeast corner of Mountain View and California is a good example of how modern design might pay homage to the past. However, the ARCO/commercial center project site was subject to the Historic Mission Overlay District (HMOD), which is not applicable to the subject site. As previously noted, staff's intention is to strive for high quality design for prominent sites fronting on Barton Road, and other major arterials. Regrettably, the applicant has not provided the quality of architecture and design that the City seeks.

## **Landscape Design**

The landscape plan indicates the use of grass, ground covers, shrubs and trees throughout the project. Eucalyptus, Chinese Pistache and London Plane trees are proposed for the shade trees. Street trees include Cedar, Chinese Elm, and Southern Live Oak. Flower accent trees include Pink Dawn Chitalpa, Chinese Flame Tree, and Crape Myrtle. Perimeter screen trees include Australian Willow and Fern Pine. Citrus Trees are proposed for the linear park in the Edison Easement. The front of the buildings and the pedestrian pathway down the middle of the property are proposed with Mexican Fan Palms and Date Palm Trees. Exterior seating is provided in front of Building A and B and in the courtyard between the four front buildings (see landscape plan). Landscape plans need to be revised to show exterior seating in front of Building E and F.

The approximate 1.9-acre linear park and trail proposed for the Edison Easement includes Citrus trees in the middle along with a concrete walkway, decomposed granite (DG) and lawn. Two separate trellis entry features are proposed leading from the project parking lot into the easement park. A standard condition of approval is for trees to be a minimum size of 24-inch box and a 5-gallon minimum shrub size. The landscape architecture proposed for the site is actually very good and includes some diversity in plant materials and color palate.

## **Findings**

### **Tentative Parcel Map Findings**

1. *That the proposed project is consistent with the General Plan and Zoning designations.*

The proposed office condominium project does not meet the intent of Guiding Policies found in Section 2.2.8.9 Special Planning Area I of the recently approved General Plan. For example, more attention to pedestrian oriented character, architecture and amenities could facilitate a community gathering place. With the amount of site visibility along Barton Road, the inclusion of some retailers and service providers as tenants in the complex could generate sales tax revenue for the City and help to reduce vehicle trip generation. Loma Linda Municipal Code, Chapter 17.44 states under permitted uses that office uses are limited to no more than 15 percent of floor area and was meant to apply to the Loma Linda and

Mountain View Plazas. While office uses are permitted in the C-1 zone, the purpose of the C-1 Zone is to provide retail opportunities, convenience retail sales and related business enterprises.

2. *The design of the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

No natural vegetation or wildlife is present on the site of the proposed office condominium subdivision. The General Plan Program Environmental Impact Report (EIR) indicates that there are no critical habitats identified in the project area. As a result, development of the subject property is not anticipated to result in any substantial environmental damage or injure fish and wildlife or their habitat.

3. *The design of the proposed improvements is not likely to cause serious public health problems.*

The internal circulation creates potential hazardous situations to the southeast and southwest corners of the site (due to no outlets). The architectural compatibility of the proposed design is not appropriate for the prominence of the site on Barton Road. The site plan may be a challenge for emergency vehicle movements. In order to mitigate the internal circulation conflict and architecture and site design concerns, the project requires redesign of the site plan and exterior design.

### **Precise Plan of Design Findings**

According to LLMC §17.30.290, Precise Plan of Design (PPD), Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC §17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC §17.30.280, states the following:

*"If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."*

In an effort to ensure that the foregoing project is consistent with the General Plan, compliant with the zoning and other City requirements, compatible with the surrounding area, and appropriate for the site, staff and the City Attorney have opted to apply the Conditional Use Permit Findings in LLMC §17.30.210 to this project, as follows:"

1. *That the use applied for at the location set forth in the application is properly one for which a precise plan of design is authorized by this title.*

The C-1 zone is intended to provide retail opportunities, convenience retail sales and related business enterprises. Many of the properties in the City are classified as non-profit and as such, the City does not receive the amount of property tax revenues that would normally be anticipated. For this reason, preserving commercial frontages for commercial retail and service uses is essential to offset the City's revenue stream with sales tax revenues. Office uses are permitted in the C-1 zone, but the Code limits such uses to 15 percent of the ground floor area. Generally, this requirement was intended to apply to the Loma Linda and Mountain View Plazas. Given that there is a need for additional office space in the City to serve the medical and related uses, staff was willing to work with the applicant. As long as a retail component was included in the project along the Barton Road frontage, then both the retail and office uses would provide necessary services to meet the community needs. The project as designed is not appropriate for the site.

2. *That the said use is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses specifically permitted in the zone in which the proposed use is to be located.*

New commercial development in the City is desirable for residents and employees to work and spend their incomes in the community. Office uses are also desirable, but the City is unwilling to relinquish important commercial frontage properties to solely office uses. The project as designed does not present well on a major arterial such as Barton Road. Staff is also concerned with the "dead-end" drive aisles. Revisions to the project are necessary to make it desirable to the community for employment, retail opportunities and as a community gathering place.

3. *That the site for the intended use is adequate in size and shape to accommodate said use and all of the yards, setbacks, walls, or fences, landscaping and other features required in order to adjust said use to those existing or permitted future uses on land in the neighborhood.*

The property site is zoned for retail; however, office uses are a permitted use in the C-1 Zone. The project site is adequate in size for the applicant to redesign the project to provide retail uses and services and, such amenities as a center drive aisle, outdoor eatery and seating areas, and public gathering place.

4. *That the site or the proposed use related to streets and highways is properly designed and improved to carry the type and quantity of traffic generated or that will be generated by the proposed use.*

The project site has access from Barton Road, which can accommodate the type and quantity of traffic generated by this use. The project has been designed to incorporate vehicular access to the orange grove property on the corner develops. A total of 373 parking spaces are proposed to accommodate the proposed 69,000 square feet of office condominiums. Addressing the internal circulation issues of the "dead end" drive aisles will afford an opportunity to

redesign the project and provide retail and services uses, and amenities for the betterment of the project site.

5. *That the conditions set forth in the permit and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare.*

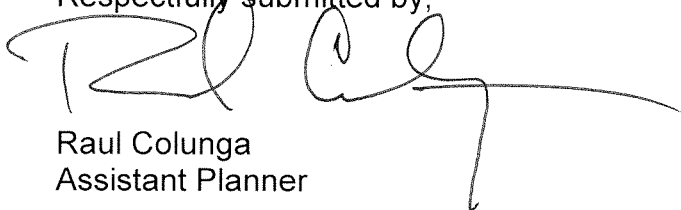
As previously stated, the internal circulation creates potential hazardous situations to the southeast and southwest corners of the site (due to no outlets). The architectural compatibility of the proposed design is not appropriate for the prominence of the site on Barton Road. The site plan may be a challenge for emergency vehicle movements. In order to mitigate the internal circulation conflict and architecture and site design concerns, the project requires redesign of the site plan and exterior design.

Staff is not in support of this project pending remediation of aesthetic and circulation concerns. The public health, safety and general welfare cannot be properly evaluated for this Precise Plan of Design unless it is substantially revised.

## CONCLUSION

Staff recommends denial of the project because it is not consistent with the General Plan or in compliance with the zoning as indicated by the preceding analysis. If the project is to be reconsidered by the Commission, the architecture, site layout, and use components need to be revised and modified to address staff concerns and City requirements. The Draft NOI/Initial Study was prepared pursuant to CEQA and the CEQA Guidelines.

Respectfully submitted by,



Raul Colunga  
Assistant Planner

## ATTACHMENTS

- A. Site Location Map and Photos
- B. Letter of completeness dated April 4, 2006
- C. Letter of completeness dated June 5, 2006
- D. Applicant response letter
- E. Mitigated Negative Declaration (NOI/Initial Study)
- F. Project Site Plans
- G. Project Plans

# **Attachment A**

## **Site Location Map and Photos**

## ENV 10

1. View of subject property looking south.



2. View on Barton Road looking east.





## ENV 10

3. View on Barton Road looking west.



4. View of Postal Annex looking northeast.



## ENV 10

4. View of orchards to the west.



5. View of residential to the south and property separation wall (looking west).





# **Attachment B**

**Letter dated April 4, 2006**



# City of Loma Linda

**25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 📠 (909) 799-2894**  
**Community Development Department**

April 4, 2006

Mr. Justin Chan  
Meridian Property Company  
5000 Executive Parkway  
#160  
San Ramon, CA 94583

Re: TPM No. 17806, PPD No. 2006-0002  
Approximately 69,000 square feet of medical office condominium units located on Barton Road,  
east of Mountain View Avenue; APN 0293-011-02

Dear Mr. Chan:

Thank you for your application, which we received on March 8, 2006 to subdivide 8.3 acres into a six building, office condominium business park.

The Community Development Department reviewed your submittal at the Administrative Review Committee on March 21, 2006 and pursuant to Government Code Section 65943 deemed your submittal complete. However, please see the attached list of additional requirements regarding your submittal. Please make appropriate changes prior to April 20, 2006.

Your project is scheduled for the May 17, 2006 meeting of the Planning Commission. This meeting begins at 7:00 p.m. in the Council Chambers located here at City Hall, 25541 Barton Road, you or a representative are encouraged to attend this meeting.

Should you have any questions or concerns related to this matter, please contact me at (909) 799-2834.  
Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Division

  
Raul Colunga  
Assistant Planner

cc: File Copy

I:\Project Files\PPD's\PPD 06-05 Meridian Property Company\Meridian Complete Letter 04-04-06.doc

## NOTICE OF INCOMPLETENESS CHECKLIST

Reviewed by: Raul Colunga, Assistant Planner

Date: April 4, 2006

1. Revise the site plan to incorporate two points of vehicular connectivity for the west property line. The access shown next to the west entrance may lead to traffic congestion.
2. Revise Building E & F further away from the rear property line to minimize the impact to the residential neighborhood to the south.
3. Revision to the site plan is needed per the Loma Linda Fire Department requiring a Fire Lane and access from the rear of the project site for fire access and apparatus. Please reference your first conceptual site plan. Fire Marshall, Rolland Crawford can be reached at 909 799-2850 for further information.
4. On the landscape plan, provide pedestrian connectivity between the Edison Easement and the project site.
5. Revise the landscape plan to show complete landscaping in the Edison Easement. This would be consistent with proposed residential project on the north side of Barton Road and their landscaped three acre easement park. This needs to be reviewed and approved by Southern California Edison.
6. Revise the exterior architecture of all six buildings to address concerns of plain architecture.
7. Please clarify the parking count utilizing the parking requirements per Zoning Code Section 17.24.070.
8. All utility equipment and meters shall be shown on plans. Plans shall reflect adequate screening for both ground and roof mounted equipment.
9. The developer shall provide infrastructure for the Loma Linda Connected Community Program, which includes a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Detailed plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits. Preliminary plans identifying cable location within the street and each connection to the unit, the central equipment location for the tract, and the connection to each unit shall be provided for review and approval with the Precise Plan of Design. Please contact Elliott Patterson, Information Systems Supervisor at (909) 799-2897 for further information.
10. Illustrate the location and method of exterior lighting for the parking area.

# **Attachment C**

**Letter dated June 5, 2006**



# City of Loma Linda

25541 Barton Road, Loma Linda, CA 92354 ☎ (909) 799-2830 📠 (909) 799-2894  
Community Development Department

June 5, 2006

Mr. Justin Chan  
Meridian Property Company  
5000 Executive Parkway  
#160  
San Ramon, CA 94583

Re: TPM No. 17806, PPD No. 2006-0002  
Approximately 69,000 square feet of office condominium units located on Barton Road, east of  
Mountain View Avenue; APN 0293-011-02

Dear Mr. Chan:

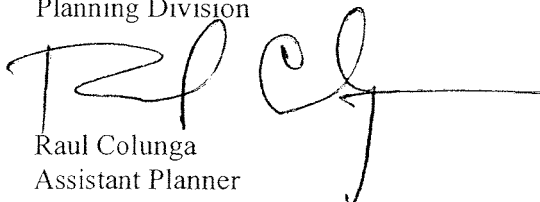
Thank you for your resubmittal, which we received on May 25, 2006 to subdivide 8.3 acres into a six building, office condominium business park.

The Community Development Department reviewed your submittal at the Administrative Review Committee on May 30, 2006 and pursuant to Government Code Section 65943 deemed your submittal complete. However, please see the attached list of additional requirements regarding your submittal. Please make appropriate changes prior to resubmitting back to Community Development.

Your project is tentatively scheduled for the July 12, 2006 meeting of the Planning Commission. This meeting begins at 7:00 p.m. in the Council Chambers located here at City Hall, 25541 Barton Road, you or a representative are encouraged to attend this meeting.

Should you have any questions or concerns related to this matter, please contact me at (909) 799-2834.  
Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Division

  
Raul Colunga  
Assistant Planner

cc: File Copy

I:\Project Files\PPD's\2006\PPD 06-05 Meridian Property Company\Meridian complete Letter 06-5-06.doc

## NOTICE OF INCOMPLETENESS CHECKLIST

Reviewed by: Raul Colunga, Assistant Planner

Date: June 5, 2006

1. The rear elevation of all six buildings shall incorporate stone veneer for continuity of four sided architecture.
2. Provide outdoor seating in front of Building E & F that is consistent with the other four buildings.
3. A concrete sidewalk shall be incorporated into the Edison Easement Park from Barton Road, to the southern property line. Contact Jeff Peterson at (909) 799-4407 for further information.
4. The applicant shall look into revising the site plan by shifting Building C & D and making them parallel to the east and west property line thereby opening up the middle of your project site to a landscaped area and through road which can be designed to accommodate parallel parking.
5. Please clarify the parking count shown on the title page. A figure of 416 spaces is the sum of all the numbers added up. However, a figure of 373 spaces is called out.

# **Attachment D**

**Applicant's Response Letter**



## MERIDIAN PROPERTY COMPANY

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June 9, 2006

Raul Colunga  
City of Loma Linda  
25541 Barton Road  
Loma Linda, CA 92354

RE: Meridian Professional Center  
Barton Road, Loma Linda, CA

Dear Raul:

Per comment number 4 on your letter dated June 5, 2006, Meridian Property Company took another look at the site plan to consider your request to move buildings C and D so that they are parallel to the east and west property lines, respectively. We have developed a site plan that illustrates this scheme (refer to attached Exhibit A).

Based on this scheme, we have concluded that this layout has many disadvantages as it relates to access, design, economics, and the quality of the overall project design. Below I have listed the items of concern.

1. Access – The flow of traffic will be impeded by the orientation of buildings C and D. This may also affect direct access for the fire department to reach buildings E and F.
2. Parking – This scheme will create a “sea” of parking asphalt that is surrounded by all the buildings.
3. Design – The courtyard feature in the original scheme between buildings A thru D will be eliminated, resulting in greatly reduced public gathering spaces for the pedestrians.
4. Economics – The orientation of buildings C and D will require the buildings to be smaller. This scheme will result in a net loss of approximately 7,072 s.f. for the project, thus jeopardizing the project's feasibility.

Through our analysis of shifting the two buildings, we feel the overall project design will be compromised. We would like to encourage you and your staff to reconsider your proposal to shift the buildings.

Sincerely,

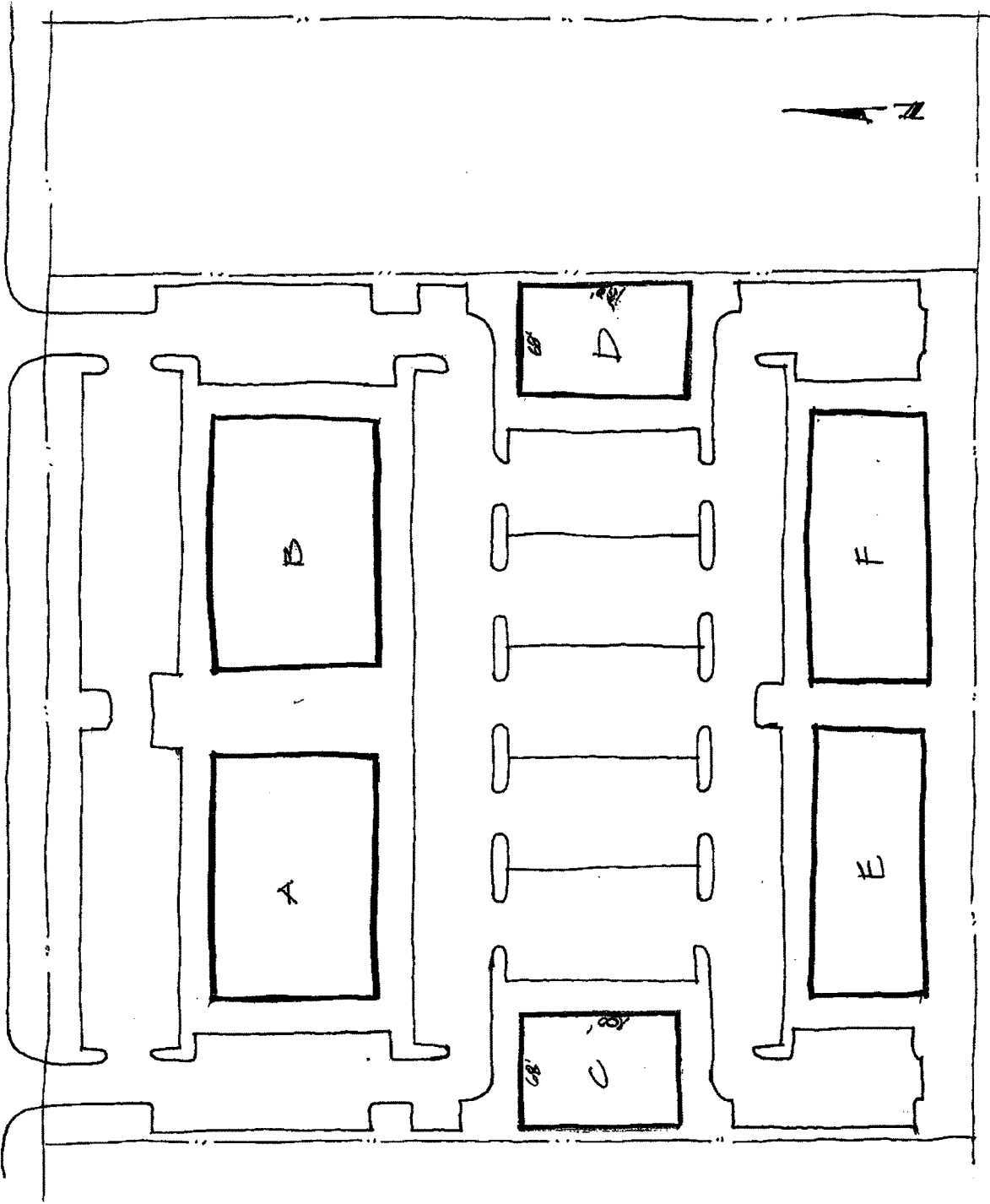
Justin Chan  
Meridian Property Company

cc: Bill Powell, MPC  
Joe Tambornino, MPC



EXHIBIT A  
6-9-06

BAYTON RD.



# **Attachment E**

## **Mitigated Negative Declaration**

**CITY OF LOMA LINDA**  
**NOTICE OF INTENT**  
**TO ADOPT A MITIGATED NEGATIVE DECLARATION**  
**OF ENVIRONMENTAL IMPACT**

CLERK OF THE BOARD

JUL 13 2006

COUNTY OF  
SAN BERNARDINO

**FROM:** CITY OF LOMA LINDA  
Community Development Department  
25541 Barton Road  
Loma Linda, CA 92354

**TO:** ☐ OFFICE OF PLANNING AND RESEARCH  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

☒ COUNTY CLERK  
County of San Bernardino  
385 North Arrowhead Avenue  
San Bernardino, CA 92415

**SUBJECT:** Filing of Notice of Intent (NOI) to adopt a Mitigated Negative Declaration in compliance with Section 21080c of the Public Resources Code and Sections 15072 and 15073 of the CEQA Guidelines.

**Project Title:** Tentative Parcel Map No. 17806 and Precise Plan Design No. 06-05

**State Clearinghouse Number (if submitted to Clearinghouse):** N/A

**Lead Agency Contact Person:** H. P. Kang or Raul Colunga  
**Area Code/Telephone:** 909-799-2830

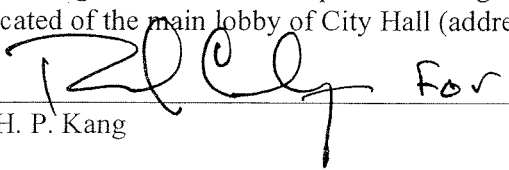
**Project Location (include county):** The project site is generally located on the south side of Barton Road approximately 800 feet east of centerline of Mt. View Avenue, Loma Linda, County of San Bernardino.

**Project Description:** The proposed project is a request to subdivide approximately 8.3 acres of vacant land into seven individual parcels and construct a total of approximately 69,000 square feet of office space in six individual buildings.

The project site is not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E) for soil or ground water contamination.

This is to notify the public and interested parties of the City's intent to adopt a Mitigated Negative Declaration for the above-referenced project. The mandatory public review period will begin on **Thursday, July 13, 2006** and will end on **Tuesday, August 1, 2006**. The NOI/Initial Study is available for public review at the public counter in the Community Development Department, 25541 Barton Road, and the Loma Linda Library, 25581 Barton Road, east end of the Civic Center.

Following the public review period, the project and proposed Mitigated Negative Declaration will be reviewed by the City's **Planning Commission** in a public hearing on **Wednesday, August 2, 2006**, at 7:00 p.m. in the Council Chambers located of the main lobby of City Hall (address listed above).

Signature:   
H. P. Kang

Title: Senior Planner  
Date: July 13, 2006

DATE FILED & POSTED



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CITY OF LOMA LINDA

# ***Environmental Check List Form***

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1. Project Title: Tentative Parcel Map No. 17806 and Precise Plan Design No. 06-05
2. Lead Agency Name and Address: City of Loma Linda, 25541 Barton Road, Loma Linda, CA 92354
3. Contact Person and Phone Number: H. P. Kang, Senior Planner (909) 799-2833 or Raul Colunga, Assistant Planner (909) 799-2834
4. Project Location: South side of Barton Road approximately 800 feet east of centerline of Mt. View Avenue, Loma Linda, California 92354
5. Project Sponsor's Name and Address: Meridian Property Company, 5000 Executive Parkway, No 160, San Ramon, CA 94583
6. City General Plan Designation: Neighborhood Specialized Community
7. City Zoning: Neighborhood Business (C-1)
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)  
This is a request to subdivide approximately 8.3 acres of vacant land into seven individual parcels and construct a total of approximately 69,000 square feet of office space in six individual buildings.
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.) To the west is an existing orange grove, to the east is Southern California Edison Easement and U.S. Post Office Distribution Center, to the north is an existing driving range and to the south is a residential condominium project.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): N/A

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality              |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology / Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Land Use / Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance |   |

### DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared By: H. P. Kang, Senior Planner For

Date

Reviewed By: Deborah Woldruff, AICP For  
Community Development Director

Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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**I. AESTHETICS.** Would the project:

a) Have a substantial adverse effect on a scenic vista?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. This is a request to subdivide approximately 8.3 acres of vacant land into seven individual parcels and construct a total of approximately 69,000 square feet of office space in six individual buildings. The proposed architecture is considered modern with Craftsman architectural features. Additionally, the site slopes north and the proposed single-story building will have less than significant impact to the scenic vista. Therefore, there is no adverse effect on a scenic vista

b) Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings, and historic buildings within a state scenic highway?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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No impact is anticipated. The site is not located along or within the view shed of a Scenic Route listed in the County General Plan, existing City General Plan, Draft General Plan or designated by the State of California. The surrounding area is already developed with commercial/retail and residential developments. Additionally, there are no unique rock outcroppings, trees, and historic buildings on the project site.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. Current vacant land is anticipated and designated for commercial development under the General Plan designation of Neighborhood Specialized Community with a maximum building height of 35 feet. Additionally, with the existing commercial, office, and driving range developments to the north and the residential developments to the south, the proposed subdivision and office complex will not be detrimental to the visual character or quality of the site and its surrounding with the implementation of the minimum development standards of Neighborhood Business (C1) zoning. However, Community Development staff recommends that the applicant revise the proposed project to address concerns of on site internal circulation, uninspired architecture and more outdoor public spaces for office patrons and users.



Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Less than significant impact with mitigation incorporated. Although the project site is surrounded with development with buildings, parking and related lighting, the proposed buildings, and orientation of new lighting could potentially impact existing residential development to the south. Implementation of the following mitigation measure would ensure impacts to existing residents would be reduced to a less than significant level:**

**1) Prior to issuance of grading permits, the applicant shall submit a photometric plan and final lighting plan to City staff showing the exact locations of light poles and the proposed orientation and shielding of the fixtures to prevent glare onto existing homes to the south.**

**II. AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**No impact is anticipated. There are currently no agricultural operations being conducted on the project site. Aerial photos indicate that the site was in citrus production back in 1977. However, by 1989, the site had been cleared of citrus and has remained vacant since then. Zoning on the site has been commercial for over fifteen years and the City has made the determination that agricultural uses are no longer viable uses and that the land has a higher use as evidenced by the General Plan Land Use Designation and zoning. Therefore, the project will not have an impact on soils or farmlands.**

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**No impact is anticipated. There are currently no agricultural operations being conducted on the project site. Therefore, the project will not have an impact on any existing zoning for agricultural use or on the Williamson Act contract.**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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No impact is anticipated. Aerial photos indicate that the site was in citrus production back in 1977. However, by 1989, the site had been cleared of citrus trees and has remained vacant since then. Zoning on the site has been commercial for over fifteen years and the City has made the determination that agricultural uses are no longer viable uses and that the land has a higher use as evidenced by the General Plan Land Use Designation and zoning.

There are currently no agricultural operations being conducted on the project site. Therefore, the project will not have an impact on the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use.

**III. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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No impact is anticipated. A request to subdivide approximately 8.3 acres of vacant land into seven individual parcels and construct a total of approximately 69,000 square feet of office space in six individual buildings will not conflict with, or obstruct implementation of, the air quality plan requirements imposed by the Air Quality Management District (AQMD).

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[
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**Less than significant impact with mitigation measures implemented. During grading and construction of approximately 8.3 acres and 69,000 square feet of building area, the project will have impacts to the air quality. However with the mitigation measures imposed, the impacts will have less than significant impact to the air quality and will not violate any air quality standards, or contribute substantially to, an existing or projected air quality violation imposed by the Air Quality Management District (AQMD). A copy of the URBEMIS air emissions report is included in Appendix A of this Initial Study.**

2) During on-site construction, the contractor shall use a lean-NO<sub>x</sub> catalyst to reduce emissions from off-road equipment diesel exhaust.

3) The contractor shall use coating and solvents with a volatile organic compound (VOC) content lower than required under Rule 1113.

4) The developer/contractor shall use building materials that do not require painting.

5) The developer/contractor shall use pre-painted construction materials where feasible.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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See response to III Air Quality, Section b)

d) Expose sensitive receptors to substantial pollutant concentrations?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Less than significant impact is anticipated. The nearest school from this project site is Bryn Mawr Elementary (at approximately one and one-half [1½] mile). The proposed project will produce emissions under the threshold established by the AQMD. The proposed addition would not expose any pollutant concentrations to surrounding sensitive receptors. All future development shall be required to comply with all of the City's adopted development standards to minimize any potential impacts.**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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e) Create objectionable odors affecting a substantial number of people?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The project does not include any sources of odor producers not commonly found with a medical office use, which would cause impacts to the surrounding area. All future development must comply with all of the City's adopted development standards to minimize any potential impacts.**

#### IV. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. Citrus trees that once were under cultivation on the site were removed between 1977 and 1989. The site has remained vacant ever since. Since then, the site is disked and cleared on an annual basis. Critical habitat identifies specific areas that are essential to the conservation of a listed species and, with respect to areas within the geographic range occupied by the species. As shown on Figure 4.4.2 within the City's Draft General Plan EIR, the project site does not occur within the proposed critical habitat for the California gnatcatcher. According to Figure 4.4.1 of the EIR, the surrounding area is developed and includes urban landscaping. Therefore, the site has been disturbed and an unlikely candidate property to support critical habitat and/or endangered species.**

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. Citrus trees that once were under cultivation on the site were removed between 1977 and 1989. The site has remained vacant ever since. Since then, the site is disked and cleared on an annual basis for weed control and prevention.**

**According to Figure 4.4.1 of the City's Draft General Plan EIR, no riparian habitat occurs on or near the project site. Therefore, the site has been disturbed and an unlikely candidate property to support critical habitat and/or endangered species.**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. This project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland, nor near any drainage.**

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. Citrus trees that once were under cultivation on the site were removed between 1977 and 1989. The site has remained vacant ever since. Since then, the site is disked and cleared on an annual basis for weed control and prevention. The proposed project will not have any adverse effect, because the area is not identified as a protected path for the native residents or migratory fish or wildlife species.**

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The proposed project will not conflict with any local policies or ordinances protecting biological resources.**

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. This proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan.**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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**V. CULTURAL RESOURCES.** Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. There are no structures on-site which may be considered historic nor is the site in a Historic District. Therefore, there is no impact of historical resources as defined in CEQA Guidelines §15064.5.**

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. There is no evidence of archaeological resources on the project site. Therefore, there is no impact on archaeological resources as defined in CEQA Guidelines §15064.5.**

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. There is no evidence of paleontological resources or unique geological resources on site or within the vicinity, which may be considered archaeological resource. Therefore, there will be no impact to paleontological resources.**

**VI. GEOLOGY AND SOILS.** – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Less than significant impact is anticipated. The Draft General Plan, Program EIR indicates that the project site is not located within a special studies (Alquist-Priolo) zone and the Geotechnical investigation provided by C.H.J. Incorporated dated January 6, 2006 found no active fault lines. Severe seismic shaking of the site can be expected during the lifetime of the proposed structures. The closest mapped fault is the San Jacinto Fault that lies little over one (1) mile southwest of the project site. Southern California is a seismically active region; however, safety provisions identified in the Uniform Building Code shall be required which will reduce potential ground shaking hazards to a level below significance. The project site is not within an area which may be susceptible to the effects of liquefaction. With proper construction methods, development standards as defined in the Development Code, the latest adopted building regulations, and mitigation measures the potential for structural damages will be mitigated.

Source: Draft General Plan (June 2006), Public Health and Safety, Figure 10.1 and Geotechnical Investigation, January 6, 2006.

6) Either a deep foundation (piles) or shallow foundation consisting of post-tensioned slabs or grade beam footings shall be utilized.

7) A Representative of the geotechnical engineer shall be present on site during clearing and/or grading operations.

ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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See VI Geology and Soils, Section a) i)

iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact is anticipated. Loma Linda, like most cities in California, is located in a seismically active region. It can be expected, therefore, that the project areas could experience strong seismic ground shaking at some point in time. The Geotechnical Investigation Report by C. H. J. Incorporated dated January 6, 2006, identified the ground water expected to be greater than 75 feet below surface resulting in a minimal potential hazard for liquefaction.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The project site is relatively flat with no significant slopes proposed. Therefore, there is no potential for landslides.

b) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Less than significant impact with mitigation measures implemented. The State of California is authorized to administer various aspects of the National Pollutant Discharge Elimination System (NPDES). Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavation, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires developments of one acre or more to reduce or eliminate non-storm water discharges into storm water systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The Regional Water Quality Control Board (RWQCB), Santa Ana Region has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County within the Santa Ana Region. The City of Loma Linda then requires implementation of measures for a project to comply with the area-wide permit requirements. The SWPPP would include Best Management Practices (BMP's) to prevent construction of the project to pollute surface waters. This is a standard condition of approval applicable to this project. BMP's would include, but would not be limited to street sweeping of adjacent roads during construction, and the use of hay bales or sand bags to control erosion during the rainy season. These are discussed in greater detail in Section 8, Hydrology and Water Quality, of this Initial Study.

Compliance with the NPDES permit requirements, implementation of a SWPPP, and implementation of the mitigation measure would protect the site from the loss of topsoil and off-site sedimentation.

8) At a minimum of 24 inches of the upper soil shall be removed from the site for undocumented fill, debris, or loose and disturbed soils and confirmed by an engineering geologist.



Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. All construction on the sites must, with conformance to the requirements of the Uniform Building Code, be seismically designed to mitigate anticipated ground shaking. The project will be over excavated and re-compacted to the Soils Engineer's specification in order to provide stable ground support.**

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. There are no known expansive soils in the project area. Any expansive soils encountered during soils testing or during construction of the project will be removed and replaced with non-expansive soil.**

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The proposed project will be required to connect to the City wastewater system. Therefore, an alternative wastewater system is not required.**

**VII. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. Any hazardous materials will be contained and disposed per state regulations. Therefore, the project will create less than significant hazard to the public or environment.**

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The proposed project will not create a hazard to the public or environment, and any hazardous materials will be contained and disposed per state regulations.**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The closest school is Bryn Mawr Elementary. This school is located approximately one and one-half (1½) mile northwest of the project site. The proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substance or waste within one-quarter mile of an existing or proposed school.**

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. This project is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Based on the research and field investigation found in the Geotechnical Study by CHJ Incorporated dated January 6, 2006; the site is not included on a list of hazardous material sites. Therefore, this project will not create a significant hazard to the public or the environment.**

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately four [4] miles to the north).**

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. This project is not located within two miles of a private airport or private use airport (the San Bernardino International Airport is located approximately four [4] miles to the north).**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The California Emergency Services Act requires the City to manage and coordinate the overall emergency and recovery activities within its jurisdictional boundaries. The City's Emergency Operations Plan includes policies and procedures to be administered by the City in the event of a disaster. During disasters, the City of Loma Linda is required to coordinate emergency operations with the County of San Bernardino. Policies within the City's Draft General Plan and updates to the City's Emergency Plan, as required by State law, would ensure the proposed project would not interfere with adopted policies and procedures. With the proposed subdivision and construction of six medical office buildings, there will not be a significant impact to the emergency response plan and emergency evacuation plan during construction.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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No impact is anticipated. The site is not located within a designated Fire Hazard Overlay District and has no history of wildland conflagration.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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a) Violate any water quality standards or waste discharge requirements? ☐ ☒ ☐ ☐

Less than significant impact with mitigation measures implemented. The proposed project would disturb the 8.3-acre site and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction.

The RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County. The City of Loma Linda then requires implementation of measures for a project to comply with the area-wide permit requirements. A SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include (BMPs) to prevent project-related pollutants from impacting surface waters. These would include, but are not limited to street sweeping of paved roads around the site during construction, and the use of hay bales or sand bags to control erosion during the rainy season. BMPs may also include or require 1) the contractor to avoid applying materials during periods of rainfall and protect freshly applied materials from runoff until dry; 2) all waste to be disposed of in accordance with local, state and federal regulations. The contractor to contract with a local waste hauler or ensure that waste containers are emptied weekly. Waste containers cannot be washed out on-site; 3) all equipment and vehicles to be serviced off-site.

9) Prior to issuance of grading permits, the applicant shall submit to the City Engineer a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Dischargers Identification Number) shall be submitted to the City Engineer for coverage under the NPDES General Construction Permit.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The City obtains all of its water from groundwater wells in the Bunker Hill Basin, an aquifer underlying the San Bernardino Valley. Groundwater in the Bunker Hill Basin is replenished from rainfall and snowmelt from the San Bernardino Mountains. The proposed project would not deplete groundwater supplies nor would it interfere with recharge since it is not within an area designated as a recharge basin or spreading ground. The project would receive its water supply directly from the City of Loma Linda wells whose source of supply is groundwater.**

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The proposed project will install new curb and gutter to channel runoffs to proper storm channel inlets. Therefore, the project will not substantially alter the existing drainage pattern of the site or area.**

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The proposed project will install new curb and gutter to channel runoffs to proper storm channel inlets. Therefore, the project will not substantially alter the existing drainage pattern of the site or area.**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Less than significant impact is anticipated. The project will not substantially create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The project will be required to comply with National Pollutant Discharge Elimination System (NPDES) permit requirements and all established engineering standards of drainage impacts as determined by the City of Loma Linda.**

f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**See VIII Hydrology and Water Quality, Section a)**

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because no housing is proposed or would be located within the project site.**

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. According to Draft General Plan (June 2006), Figure 10.2, the project site is located within Zone X, which identifies areas determined to be outside of the 500-year floodplain.**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The San Bernardino County Flood Control District covers the entire County (including the incorporated cities), and provides planning, design, construction, and operation of flood control facilities. Storm drain systems have been constructed throughout the City of Loma Linda to accommodate both the increased runoff resulting from development and to protect developed areas within the City from potential localized flooding. The San Bernardino County Flood Control District has developed an extensive system of facilities, including dams, conservation basins, channels and storm drains to intercept and convey flood flows away from developed areas.

The northern portion of the City is within the inundation area of the Seven Oaks Dam. The project site is located within the west-central portion of the City, and would not be impacted by dam failure.

j) Inundation by seiche, tsunami, or mudflow?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. There are no oceans, lakes or reservoirs near the project site; therefore impacts from seiche and tsunami are not anticipated.

#### IX. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project is a request to subdivide approximately 8.3 acres of vacant land into seven individual parcels and construct a total of approximately 69,000 square feet of office space in six individual buildings with a Neighborhood Specialized Community Land Use designation and Draft general Plan Land Use designation of Planned Community. To the south is the existing condominium project, to the west is existing orange grove, to the north is the existing driving range and commercial center, and to the east is the Southern California Edison easement and the U.S. Post Office Distribution Center. Proposed development would be consistent with uses permitted within the current designation and would not physically divide an established community.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The City is concerned about the establishment of solely office uses on this site, which is on a major commercial corridor. There is an abundance of properties that are classified as non-profit and that produce no property tax revenue or sales tax revenue for the City. A commercial retail or services component should be established in conjunction with the office uses to provide some revenue to the City. In addition, a commercial retail component would provide onsite services such as restaurants or small retail shops to employees and visitors to the site. Staff notes that the site is somewhat removed from other available retail uses and services.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. There is no known applicable habitat conservation plan for this area. The construction of the proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan.

# X. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. According to Figure 10.1 found in the Public Health and Safety Element of the Draft General Plan, there are no known mineral resource identified at this location.



Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources within the project area.

XI. NOISE. Would the project result in:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Less than significant impact with mitigation measures implemented. The project will not expose persons to, or generate, noise levels in excess of standards established in the local General Plan Update or noise ordinance, or applicable standards of other agencies. Additionally, this project will not approach or exceed the Noise Abatement Criteria (NAC) level. Environmental noise Study prepared by Wieland Associates, Inc. dated March 3, 2006 recommends the following mitigations:**

**10) The outdoor sound rating of the rooftop mechanical equipment should not exceed 80 dB, per ARI Standard 270.**

**11) The Professional Center should not be open for business before 7:00 a.m. or after 10:00 p.m.**

**12) The rooftop mechanical equipment should be permitted to operate before 7:00 a.m. or after 10:00 p.m.**

**Some incremental increase in noise levels will occur during construction, but this is anticipated with any construction. However, compliance with the City's construction hours of 7:00 a.m. to 7:00 p.m. will reduce the noise impacts during nighttime hours to an acceptable level as determined by adopted code.**

**Source: Draft General Plan (June 2006), 7.0 Noise and Environmental Noise Study dated March 3, 2006.**

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Less than significant impact is anticipated. Construction and operation of the office would not require the use of equipment which would generate excessive ground borne vibration or ground-borne noise levels.**

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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See XI Noise, Section a)

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Less than significant impact is anticipated. Construction activities would increase ambient noise levels for the surrounding area. Single- and Multi-family residential development occurs south of the site. The City's noise ordinance requires construction activities to be limited to the hours between 7:00 a.m. to 7:00 p.m. Monday through Friday, with no heavy construction occurring on weekends or national holidays. Additionally, all equipment is required to be properly equipped with standard noise muffling apparatus. Adhering to the City's noise ordinance would ensure impacts from temporary construction noise would be less than significant.**

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately four [4] miles to the north). Patrons and employees at the office complex would not be exposed to any excessive noise from airport activities.**

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. There are no private airstrips within the vicinity of the project site.**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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**XII. POPULATION AND HOUSING.** Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Less than significant impact is anticipated. The project will not substantially increase population due to day time use only for office building and ancillary uses. Therefore, this project will not induce a population growth. According to Table 4.12 F of the City's Draft General Plan Program EIR, the City's projected population; housing and employment levels upon build-out would be less than the SCAG projections for the year 2025. The proposed project would be consistent with the Draft General Plan, and therefore would not induce substantial population growth in the area, either directly or indirectly.**

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. There are no existing homes on the project site. Therefore, the project will not displace any existing housing.**

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The proposed project would not displace any people, or necessitate the construction of replacement housing elsewhere, because the project will not displace any existing housing or existing residents.**

**XIII. PUBLIC SERVICES.** Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. Fire protection is provided by the Fire and Rescue Division of the Department of Public Safety, City of Loma Linda. Fire Station 251 serves the City and is located at 11325 Loma Linda Drive. The Community Development Department and the Department of Public Safety enforce fire standards during review of building plans and inspections. The City maintains a joint response/automatic aid agreement with the fire departments in neighboring cities including Colton, Redlands, and San Bernardino. The Department also participates in the California Master Mutual Aid Agreement. The proposed office would be required to comply with City fire suppression standards including building sprinklers and adequate fire access. The proposed office would not create a fire hazard or endanger the surrounding area.

Police protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The San Bernardino County Sheriff's Department (SBSD) provides police protection for the City. The SBSB currently has 12 sworn officers assigned to the City. With an estimated population of 20,136 people, the ratio of officers to citizens is approximately 1:2,478. The proposed project would not generate any new employees. Therefore no additional demand would be placed on officers to maintain the current level of service.

Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. School services within the City of Loma Linda are provided by the Redlands Unified School District and the Colton Joint Unified School District. The proposed office would generate new jobs for the area. The City mitigates impacts on school services through the collection of development fees. Under Section 65995 of the California Government Code, school districts may charge development fees to help finance local school services. The code prohibits State or local agencies from imposing school impact fees, dedications, or other requirements in excess of the maximum allowable fee, which is currently \$2.63 per square foot of new residential development and \$0.42 per square foot for commercial or other development. Appropriate school impact fees would be collected at the time of development.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No impact is anticipated. The applicant will be landscaping the approximately 1.9 acre Edison Easement area into a linear park/open space which will extend it further north to Barton Road. The proposed project would not result in an additional need for parks.

Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The proposed project would not result in an additional need for other public facilities.

**XIV. RECREATION.** Would the project:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No impact is anticipated. The City of Loma Linda owns and administers nine parks. Over 73 acres of parks and open space areas are located within the City, of which 64 acres are developed. The City has adopted a population to parkland acreage ratio of five acres per 1,000 population. With an estimated population of 20,136 people and a total of 64.16 acres of parkland, the City currently has a park ratio of 3.20 acres per 1,000 population and therefore, falls short of the park ratio of five acres per 1,000 population. The proposed commercial development includes landscaping the approximately 1.9 acre Edison Easement area into a linear park/open space which will extend it further north to Barton Road. This will benefit the employees and patrons to the site. Therefore, the project will not increase the use of existing neighborhood and regional parks and other recreational facilities.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

See XIV Recreation, Section a) and XIII Public Services, Parks

XV. TRANSPORTATION/TRAFFIC. Would the project:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Less than significant impact with mitigation measures implemented. The project will not cause a substantial increase in traffic in relation to the existing traffic load and capacity of the street system. A Traffic Impact Study prepared by Hernandez, Kroone & Associates dated March 2006 indicates that there are no significant reduction in the Level Of Service (LOS) of the intersections studied under the Opening Day scenarios. The mitigation measures suggested by the Study are consistent with the City of Loma Linda's Draft General Plan and the 2004 RTIP. The study identifies the several intersection improvements.**

13) The City of Loma Linda shall periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

14) Sight distances at the project accesses should be reviewed with respect to Caltrans/Loma Linda standards in conjunction with the preparation of final grading, landscape, and street improvement plans.

15) The proposed project shall contribute on a fair share basis, through an adopted traffic impact fee, in the implementation of the recommended intersection lane improvements or in dollar equivalent in lieu mitigation contributions, or in the implementation of additional capacity on parallel routes to offset potential impacts to study area intersections as listed in Table 5 of the Traffic Impact Study prepared by Hernandez, Kroone & Associates dated March 2006.

**Implementation of the above mitigation measures would ensure traffic related impacts are reduced to a less than significant level.**

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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See XV Transportation/Traffic, Section a)



Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**No impact is anticipated. This project is not located within two miles of a public airport or public use airport (the San Bernardino International Airport is located approximately four [4] miles to the north). The proposed project would not change air traffic patterns or create a safety hazard to people or aircraft.**

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Less than significant impact with mitigation measures implemented. The proposed project would create or substantially increase hazardous conditions due to its design. There are no sharp curves, dangerous intersections, or incompatible uses that would interfere with traffic flow; however, the internal circulation creates some hazardous situations to the southeast and southwest corners of the site (no outlets). The site plan may be a challenge for emergency vehicle movements. In order to mitigate the internal circulation conflict, the project requires redesign of the site plan and site layout. Access to the site is currently and would continue to be provided by Barton Road.**

**16) The applicant shall redesign the site plan and site layout to address the internal circulation conflict at the southeast and southwest corners of the project site.**

e) Result in inadequate emergency access?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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See XV Transportation/Traffic, Section d)

f) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**No impact is anticipated. The proposed project would be required to provide appropriate parking spaces including accessible spaces and accessible van spaces in accordance with the Loma Linda Municipal Code (LLMC) Chapter 17.24. The proposed project would be reviewed by the City Engineer to ensure adequate parking and emergency access is provided.**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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No impact is anticipated. An existing bus stop is located on the south side of Barton Road approximately 50 feet east of Mt. View Avenue and approximately 500 feet west of the project site. The bus stop will remain at the current location. Therefore, the project will not conflict with adopted policies, plans, or programs supporting alternative transportation.

**XVI. UTILITIES AND SERVICE SYSTEMS.** Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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No impact is anticipated. The City of Lima Linda's wastewater is treated by the City of San Bernardino through a Joint Powers Agreement (JPA). The City of San Bernardino operates both a secondary and tertiary plant that discharges effluent to the Santa Ana River. Based on final calibrated field flow measurements for institutional land uses as listed in the City's Sanitary Sewer Master Plan, the project at build out is projected to generate 26,420 gallons per day (gpd) (83.4 gpd per 1,000 square feet). Over six million gallons per day (MGD) of unused capacity exists at both San Bernardino plants. The proposed project will generate wastewater that can be discharged to a municipal system. The project is required to meet the requisites of the City of San Bernardino and the Santa Ana Regional Water Quality Control Board regarding wastewater quality.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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No impact is anticipated. As previously stated, the City of San Bernardino, under a JPA provides wastewater treatment services to the City of Loma Linda. Based on projected wastewater flows of 26,420 gallons per day, the proposed project would not require the expansion of existing facilities. The project site will be served by existing City of Loma Linda sewer lines.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
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c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**No impact is anticipated. The project site will be served by existing storm drains with the construction of on-site drainage system approved per City Engineer approval. Drainage plans would be reviewed by the City Engineer to ensure the design will have sufficient carrying capacity to meet the proposed project.**

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**No impact is anticipated. The production and distribution of water within the City of Loma Linda is provided by the City's Department of Public Works, Water Division. The City's groundwater is supplied from six wells. The total production capacity of these wells totals 7,900 gallons per minute. In addition to the groundwater wells, the City has two emergency connections with the City of San Bernardino and one with the City of Redlands. The City has the ability to finance and construct required facilities necessary to obtain the water supply to meet planned growth through the collection of development fees and the use of other funding methods.**

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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See XVI Utilities and Service Systems, Section a)

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**No impact is anticipated. The City contracts with Waste Management, Inc. of the Inland Empire to provide solid waste collection services. Solid waste not diverted to recycling or composting facilities is transported to the San Timoteo Sanitary Landfill within the City of Redlands. The San Timoteo Sanitary Landfill has a total permitted capacity of 20,400,000 cubic yards. As of January 2005, remaining capacity at the landfill was estimated to be 2.06 million cubic yards, and has an estimated closure date of May 2016. The proposed project would not be served by a landfill with insufficient permitted capacity.**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Less than significant impact with mitigation measures implemented. As required by Assembly Bill 939 (AB939) of the California Integrated Waste Management Act, all cities and counties within the state must divert 50 percent of their wastes from landfills by the year 2000. According to tonnage reports, the City has not yet met the 50 percent diversion mandate. To achieve the State-mandated diversion goal, the City has implemented a variety of programs that seek to reduce the volume of solid waste generated, encourage reuse, and support recycling efforts. City programs include the distribution of educational materials to local schools and organizations. The City also requires all applicable projects to comply with Resolution No. 2129 Construction and Demolition Recycling/Reuse Policy as adopted by the City Council. To ensure the proposed project contributes towards the diversion mandate, the following mitigation measure shall be implemented:**

17) The project proponent shall incorporate interior and exterior storage areas for recyclables.

18) The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C&D) materials.

#### **XVII. MANDATORY FINDINGS OF SIGNIFICANCE.**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

**Less than significant impact. The project will not cause negative impacts to wildlife habitat, or limit the achievement of any long-term environmental goals, or have impacts, which are potentially and individually limited but are cumulatively considerable and could potentially have an indirect adverse impact on plant or animal species. The project site is located within an area surrounded by adjacent commercial and residential properties. The mitigation measures included in this Initial Study will reduce the project impacts to less than significant levels. Therefore, development of the site will not result in impacts to plant and/or animal species or viable habitat areas.**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impa
--------------------------------------	--	------------------------------------	------------

b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**Less than significant impact anticipated.** The proposed office condominium project and landscaping of the Edison Easement will not impact long term environmental goals. It conforms to the surrounding uses and is consistent with the designated Neighborhood Business (C-1) found on the north side of Barton Road. The project will address the need for additional office space needs of the medical and business professionals. Similar to any development, the project is expected to expose residents to noise levels, traffic, light and glare that are above normal during the demolition and construction phases. However, the cumulative effects of these impacts will be less than significant.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**Less than significant impact anticipated.** Several of the potential impacts identified in this Initial Study potentially have cumulatively considerable effects, which could degrade the quality of the environment if they are not avoided or sufficiently mitigated. Mitigation measures have been proposed and implementation of these mitigation measures will provide safeguards to prevent potentially significant cumulative impacts.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

**Less than significant impact anticipated with mitigation.** Several of the potential impacts identified in this Initial Study could degrade the quality of the environment if they are not avoided or sufficiently mitigated. Project impacts, which can be sufficiently mitigated to a less than significant level, include geology, noise, transportation, utilities and hydrology. Implementation of the proposed mitigation measures will ensure that the project's effects will remain at a level that is less than significant. The project will not cause substantial adverse effects on human beings, either directly or indirectly.

## SUMMARY DISCUSSION

The City has concluded, based upon the analysis herein, that the proposed request to subdivide approximately 8.3 acres of vacant land into seven individual parcels and construct a total of approximately 69,000 square feet of office

FORM "J"

space in six individual buildings will have a “less than significant impact with Mitigation Incorporated”.

#### **ATTACHMENTS**

**Appendix A – URBEMIS 8.7 Air Emissions Summary**

#### **REFERENCES**

**City of Loma Linda Draft General Plan, LSA Associates, June 2006**

**City of Loma Linda General Plan Draft Program Environmental Impact Report, LSA Associates, March 2004**

**City of Loma Linda Zoning Map**

**City of Loma Linda Municipal Code**

**California Government Code**

**Geotechnical Study, CHJ Incorporated (2006)**

**Environmental Noise Study, Weiland Associates, Inc. (2006)**

**Traffic Impact Study, Hernandez, Kroone & Associates (2006)**

# **Attachment A**

## **URBEMIS Air Quality Study**

file Name: <Not Saved>  
 project Name: 69000 sq ft of Office  
 project Location: South Coast Air Basin (Los Angeles area)  
 on-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT  
 (Pounds/Day - Summer)

ONSTRUCTION EMISSION ESTIMATES

*** 2006 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day, unmitigated)	10.15	76.78	75.31	0.00	15.96	3.45	12.51
TOTALS (lbs/day, mitigated)	10.15	76.78	75.31	0.00	11.71	3.45	8.26

*** 2007 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day, unmitigated)	120.02	98.23	113.78	0.00	4.07	4.00	0.07
TOTALS (lbs/day, mitigated)	120.02	98.23	113.78	0.00	4.07	4.00	0.07

SEA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day, unmitigated)	1.13	0.46	1.17	0.00	0.00

ERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day, unmitigated)	2.98	2.54	27.36	0.02	2.50

M OF AREA AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10
TOTALS (lbs/day, unmitigated)	4.11	3.01	28.53	0.02	2.50



File Name: <Not Saved>  
 Project Name: 69000 sq ft of Office  
 Project Location: South Coast Air Basin (Los Angeles area)  
 -Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT  
 (Pounds/Day - Summer)

Construction Start Month and Year: October, 2006  
 Construction Duration: 12  
 Total Land Use Area to be Developed: 8.3 acres  
 Maximum Acreage Disturbed Per Day: 1.25 acres  
 Single Family Units: 0 Multi-Family Units: 0  
 Mail/Office/Institutional/Industrial Square Footage: 69000

CONSTRUCTION EMISSION ESTIMATES UNMITIGATED (lbs/day)

Source	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
* 2006***							
Phase 1 - Demolition Emissions							
Initiative Dust	-	-	-	-	0.00	-	0.00
-Road Diesel	0.00	0.00	0.00	-	0.00	-	0.00
Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Initiative Dust	-	-	-	-	12.50	-	12.50
Road Diesel	8.61	68.91	61.33	-	3.19	3.19	0.00
Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.09	0.17	1.86	0.00	0.01	0.00	0.01
Maximum lbs/day	8.70	69.08	63.19	0.00	15.70	3.19	12.51
Phase 3 - Building Construction							
Const Off-Road Diesel	9.96	76.67	73.10	-	3.45	3.45	0.00
Const Worker Trips	0.18	0.10	2.21	0.00	0.03	0.00	0.03
Coatings Off-Gas	0.00	-	-	-	-	-	-
Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Gas	0.00	-	-	-	0.00	0.00	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	10.15	76.78	75.31	0.00	3.48	3.45	0.03
lbs/day all phases	10.15	76.78	75.31	0.00	15.96	3.45	12.51
* 2007***							
Phase 1 - Demolition Emissions							
Initiative Dust	-	-	-	-	0.00	-	0.00
Road Diesel	0.00	0.00	0.00	-	0.00	-	0.00
Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Initiative Dust	-	-	-	-	0.00	-	0.00
Road Diesel	0.00	0.00	0.00	-	0.00	-	0.00
Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 3 - Building Construction							
Const Off-Road Diesel	9.96	73.35	75.45	-	3.15	3.15	0.00
Const Worker Trips	0.17	0.10	2.08	0.00	0.03	0.00	0.03
Coatings Off-Gas	105.50	-	-	-	-	-	-
Coatings Worker Trips	0.16	0.08	1.96	0.00	0.03	0.00	0.03
Off-Gas	0.19	-	-	-	-	-	-
Off-Road Diesel	4.00	24.09	33.99	-	0.83	0.83	0.00
On-Road Diesel	0.04	0.62	0.15	0.00	0.02	0.02	0.00
Worker Trips	0.02	0.01	0.27	0.00	0.00	0.00	0.00
Maximum lbs/day	120.02	98.23	113.78	0.00	4.07	4.00	0.07
lbs/day all phases	120.02	98.23	113.78	0.00	4.07	4.00	0.07



Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 3 - Building Construction							
dg Const Off-Road Diesel	9.96	73.35	75.45	-	3.15	3.15	0.00
dg Const Worker Trips	0.17	0.10	2.08	0.00	0.03	0.00	0.03
ch Coatings Off-Gas	105.50	-	-	-	-	-	-
ch Coatings Worker Trips	0.16	0.08	1.96	0.00	0.03	0.00	0.03
phalt Off-Gas	0.19	-	-	-	-	-	-
phalt Off-Road Diesel	4.00	24.09	33.99	-	0.83	0.83	0.00
phalt On-Road Diesel	0.04	0.62	0.15	0.00	0.02	0.02	0.00
phalt Worker Trips	0.02	0.01	0.27	0.00	0.00	0.00	0.00
Maximum lbs/day	120.02	98.23	113.78	0.00	4.07	4.00	0.07
Max lbs/day all phases	120.02	98.23	113.78	0.00	4.07	4.00	0.07

#### Construction-Related Mitigation Measures

Phase 2: Soil Disturbance: Water exposed surfaces - 2x daily  
 Percent Reduction (ROG 0.0% NOx 0.0% CO 0.0% SO2 0.0% PM10 34.0%)  
 Phase 1 - Demolition Assumptions: Phase Turned OFF

Phase 2 - Site Grading Assumptions  
 Start Month/Year for Phase 2: Oct '06  
 Phase 2 Duration: 1.3 months  
 Road Truck Travel (VMT): 0  
 Road Equipment

Type	Horsepower	Load Factor	Hours/Day
2 Rubber Tired Dozers	352	0.590	8.0
2 Tractor/Loaders/Backhoes	79	0.465	8.0

Phase 3 - Building Construction Assumptions  
 Start Month/Year for Phase 3: Nov '06  
 Phase 3 Duration: 10.7 months  
 Start Month/Year for SubPhase Building: Nov '06  
 SubPhase Building Duration: 10.7 months  
 Road Equipment

Type	Horsepower	Load Factor	Hours/Day
2 Concrete/Industrial saws	84	0.730	8.0
3 Other Equipment	190	0.620	8.0
2 Rough Terrain Forklifts	94	0.475	8.0

Start Month/Year for SubPhase Architectural Coatings: Aug '07  
 Phase Architectural Coatings Duration: 1.1 months  
 Start Month/Year for SubPhase Asphalt: Sep '07  
 Phase Asphalt Duration: 0.5 months  
 Areas to be Paved: 0.8  
 Road Equipment

Type	Horsepower	Load Factor	Hours/Day
1 Graders	174	0.575	8.0
1 Pavers	132	0.590	8.0
1 Rollers	114	0.430	8.0

REA SOURCE EMISSION ESTIMATES (Summer Pounds per Day, Unmitigated)					
Source	ROG	NOx	CO	SO2	PM10
Natural Gas	0.03	0.46	0.39	0	0.00
Leakage - No summer emissions					
Landscaping	0.12	0.00	0.78	0.00	0.00
Consumer Products	0.00	-	-	-	-
Architectural Coatings	0.97	-	-	-	-
TOTALS (lbs/day, unmitigated)	1.13	0.46	1.17	0.00	0.00

# UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
General office building	2.98	2.54	27.36	0.02	2.50
TOTAL EMISSIONS (lbs/day)	2.98	2.54	27.36	0.02	2.50

Does not include correction for passby trips.

Does not include double counting adjustment for internal trips.

## OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2007 Temperature (F): 90 Season: Summer

EMFAC Version: EMFAC2002 (9/2002)

## Summary of Land Uses:

Land Use Type	Acreage	Trip Rate	No. Units	Total Trips
General office building		3.32 trips/1000 sq. ft.	69.00	229.08
Sum of Total Trips				229.08
Total Vehicle Miles Traveled				1,644.79

## Vehicle Assumptions:

### Vehicle Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Auto	55.20	1.80	97.80	0.40
Truck < 3,750 lbs	15.10	3.30	94.00	2.70
Truck 3,751- 5,750	15.10	1.90	96.90	1.20
Truck 5,751- 8,500	7.10	1.40	95.80	2.80
Heavy 8,501-10,000	1.10	0.00	81.80	18.20
Heavy 10,001-14,000	0.40	0.00	50.00	50.00
Heavy 14,001-33,000	1.00	0.00	20.00	80.00
Heavy 33,001-60,000	0.90	0.00	11.10	88.90
Haul > 60,000 lbs	0.00	0.00	0.00	100.00
Bus	0.10	0.00	0.00	100.00
cycle	1.70	92.40	17.60	0.00
1 Bus	0.10	0.00	0.00	100.00
Home	1.20	8.30	83.30	8.40

## Vehicle Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Trip Length (miles)	11.5	4.9	6.0	10.3	5.5	5.5
Trip Length (miles)	11.5	4.9	6.0	10.3	5.5	5.5
Speeds (mph)	35.0	40.0	40.0	40.0	40.0	40.0
Trips - Residential	20.0	37.0	43.0			

Trips - Commercial (by land use)

General office building	35.0	17.5	47.5
-------------------------	------	------	------

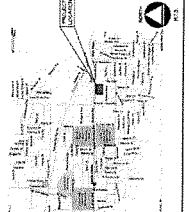
# **Attachment F**

## **Project Site Plans**

## Site Development Notes

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AND VERIFY THAT ALL EXISTING UTILITIES ARE PROPERLY LOCATED AND DEPT. OF PUBLIC WORKS SHALL BE NOTIFIED TO ASSIST IN LOCATING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

### Vicinity Map



COLOUR TO MATCH

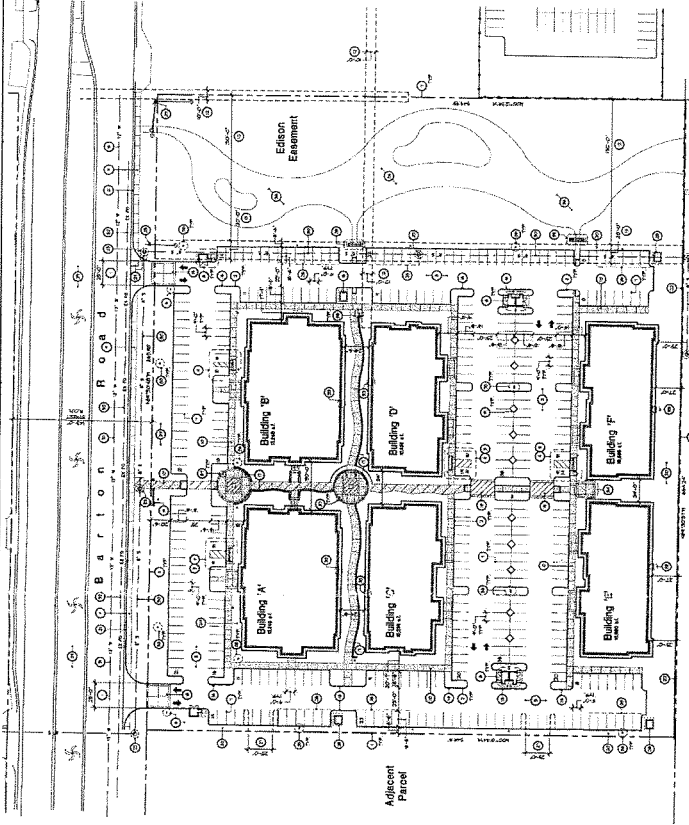
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1. All follow-up activities to be completed by the date and by the person listed in item 4. All activities are to be completed by the date and by the person listed in item 4. All activities are to be completed by the date and by the person listed in item 4.
2. All follow-up activities to be completed by the date and by the person listed in item 4. All activities are to be completed by the date and by the person listed in item 4. All activities are to be completed by the date and by the person listed in item 4.
3. All follow-up activities to be completed by the date and by the person listed in item 4. All activities are to be completed by the date and by the person listed in item 4. All activities are to be completed by the date and by the person listed in item 4.
4. All follow-up activities to be completed by the date and by the person listed in item 4. All activities are to be completed by the date and by the person listed in item 4. All activities are to be completed by the date and by the person listed in item 4.
5. All follow-up activities to be completed by the date and by the person listed in item 4. All activities are to be completed by the date and by the person listed in item 4. All activities are to be completed by the date and by the person listed in item 4.

# Project Data

[illegible]

5. **RESEARCH DESIGN** -  
CARE CLEANING FOR

[illegible]

Meridian Professional Center  
Loma Linda, California

150

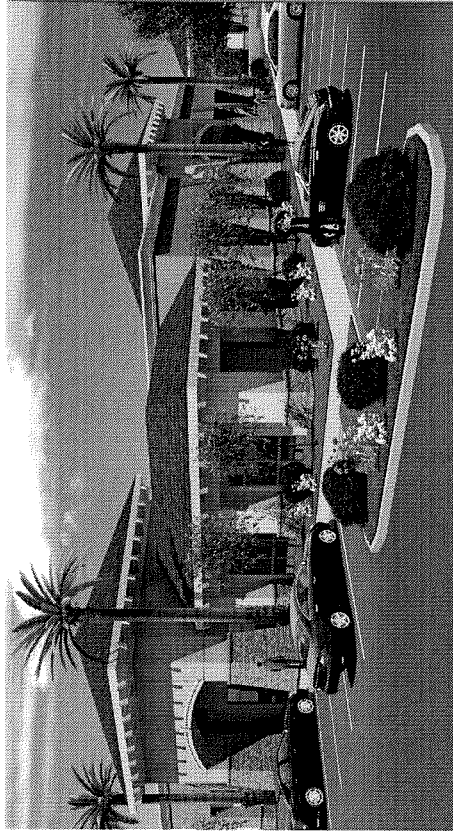


# **Attachment G**

## **Project Plans**



# *Meridian Professional Center, Loma Linda*



MERIDIAN PROPERTY COMPANY

# LANDSCAPE PLAN

## PLANTING CONCEPT

TREES

JASPERA NUBIDA  
KINGMAN PINE PALM  
PANDANUS DAVALLIERA  
DATE PALM

SHADE TREE

ARIZONA MARINA  
BUTTERFLY BUSH  
COTONWOOD  
MIMOSA  
PLATANUS  
YUCCA

STREET TREE

CELESTINE  
CELESTINE  
CELESTINE  
CELESTINE  
CELESTINE  
CELESTINE

AGENCY

FLORISSANT  
FLORISSANT  
FLORISSANT  
FLORISSANT  
FLORISSANT  
FLORISSANT

PERIMETER

SCREEN TREE  
SCREEN TREE  
SCREEN TREE  
SCREEN TREE  
SCREEN TREE  
SCREEN TREE

ORCHARD

ORCHARD  
ORCHARD  
ORCHARD  
ORCHARD  
ORCHARD  
ORCHARD

SHRUB & GROUND COVER

SHRUB & GROUND COVER  
SHRUB & GROUND COVER  
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SHRUB & GROUND COVER  
SHRUB & GROUND COVER  
SHRUB & GROUND COVER

ANNUAL COLOR

ANNUAL COLOR  
ANNUAL COLOR  
ANNUAL COLOR  
ANNUAL COLOR  
ANNUAL COLOR  
ANNUAL COLOR

LOW FOREGROUND

LOW FOREGROUND  
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LOW FOREGROUND

MEDIUM SIZE

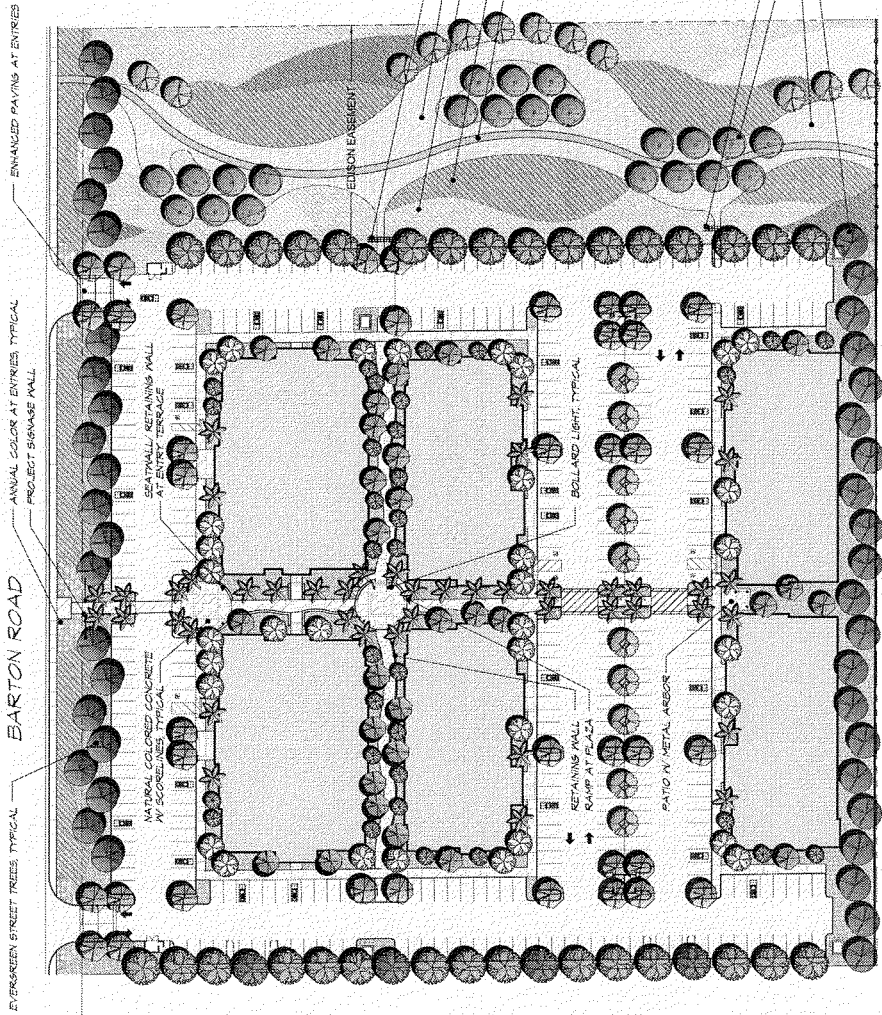
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MEDIUM SIZE

LARGE SCALE

LARGE SCALE  
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LARGE SCALE  
LARGE SCALE  
LARGE SCALE  
LARGE SCALE

TREE

TREE  
TREE  
TREE  
TREE  
TREE  
TREE



## CONCEPTUAL LANDSCAPE PLAN

MERIDIAN PROFESSIONAL CENTER  
LOMA LINDA, CALIFORNIA  
MERIDIAN PROPERTY COMPANY  
5000 EXECUTIVE PARKWAY, SUITE 180  
SAN RAMON, CALIFORNIA 94583



- NOTES:
1. ADDITIONAL SPECIES OF PLANTS MAY BE ADDED DURING WORKING DRAWINGS
  2. THE IRRIGATION SYSTEMS SHALL CONSIST OF CONVENTIONAL SPRAY SYSTEMS FOR TURF AND ANNUAL COLOR AREAS. POINT SOURCE DRIP IRRIGATION FOR ALL SHRUB AREAS.

TCLA, Inc.  
TCLA, Inc.  
TCLA, Inc.  
TCLA, Inc.  
TCLA, Inc.  
TCLA, Inc.

# TENTATIVE PARCEL MAP

## TENTATIVE PARCEL MAP NO. 17806 FOR COMMERCIAL CONDOMINIUM PURPOSES

THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 15 SOUTH, RANGE 14 EAST, COUNTY OF LOS ANGELES, CALIFORNIA, IS SUBMITTED TO THE COUNTY OF LOS ANGELES, CALIFORNIA, FOR RECORDATION BY THE SURVEYOR GENERAL, SEPTEMBER 14, 1998.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

REMAINING AT THE NORTHWEST CORNER OF SAID SECTION 31, THERE 483.75 FEET EAST LINE OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, THERE 483.75 FEET TO THE CENTER LINE OF MOUNTAIN VIEW AVENUE, THERE 483.75 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE NORTH 1/2 OF THE NORTH 1/4 OF SECTION 31, TOWNSHIP 15 SOUTH, RANGE 14 EAST, COUNTY OF LOS ANGELES, CALIFORNIA, AS SHOWN ON THE OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### EXISTING EASEMENTS

- ① 15' EASEMENT TO THE CENTER LINE OF MOUNTAIN VIEW AVENUE, AS SHOWN ON THE OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- ② EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA Edison COMPANY, AS SHOWN ON THE OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- ③ EASEMENT FOR PIPELINES TO CALIFORNIA AERIAL, A CALIFORNIA GENERAL PARTNERSHIP, AS SHOWN ON THE OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- ④ AN EASEMENT FOR PIPELINES TO LINN CO., AS SHOWN ON THE OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- ⑤ 20' EASEMENT TO THE CENTER LINE OF MOUNTAIN VIEW AVENUE, AS SHOWN ON THE OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
- ⑥ INDICATES EASEMENT AS SHOWN IN PLAN VIEW

### PROJECT DATA

EXISTING GROSS AREA: 353,176 SF = 8.18 ACRES

### PROPOSED AREAS:

- PARCEL 1: 31,320 SF - FOR COMMERCIAL CONDOMINIUM PURPOSES
- PARCEL 2: 22,475 SF - FOR COMMERCIAL CONDOMINIUM PURPOSES
- PARCEL 3: 24,240 SF - FOR COMMERCIAL CONDOMINIUM PURPOSES
- PARCEL 4: 24,240 SF - FOR COMMERCIAL CONDOMINIUM PURPOSES
- PARCEL 5: 24,240 SF - FOR COMMERCIAL CONDOMINIUM PURPOSES
- PARCEL 6: 24,240 SF - FOR COMMERCIAL CONDOMINIUM PURPOSES
- PARCEL 7: 24,240 SF - FOR COMMERCIAL CONDOMINIUM PURPOSES
- TOTAL: 353,176 SF = 8.18 ACRES

### PROJECT APN:

483-017-000

### OWNER/APPLICANT:

5000 EXECUTIVE PARKWAY, STE 160

LOS ANGELES, CA 90033

907-330-1422

### EXISTING USE:

VACANT

### ZONING/PROPOSED USE:

COMMERCIAL / COMMERCIAL

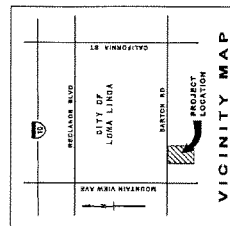
UTILITIES:

WATER: CITY OF LOS ANGELES

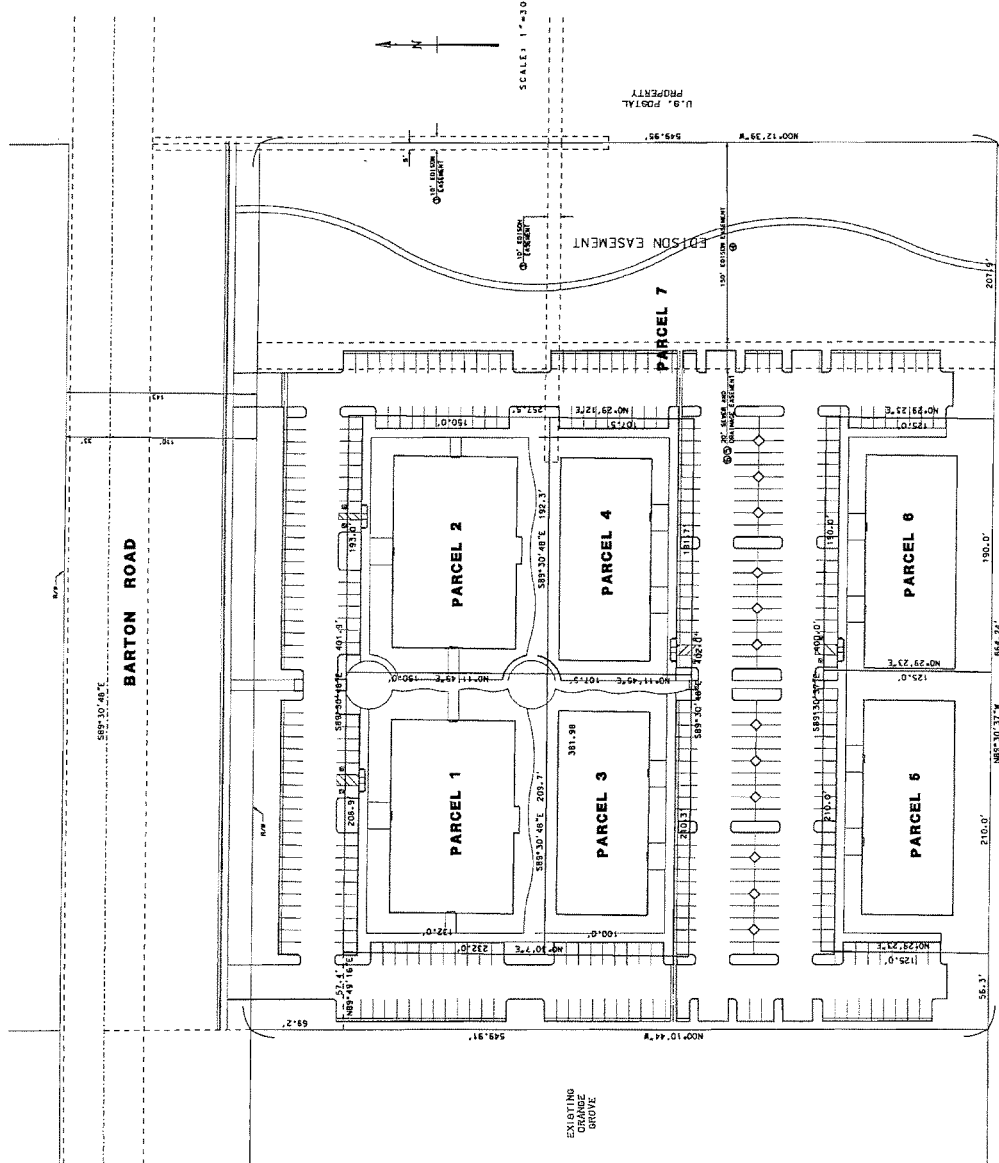
SEWER: CITY OF LOS ANGELES

ELECTRIC: SDG&P, Edison

FIRE PROTECTION: CITY OF LOS ANGELES



SEE PRELIMINARY GRADING PLAN, SHEET 2 FOR TOPOGRAPHIC FEATURES AND UTILITY INFORMATION.



### NOTES:

1. THE COMMISSIONER OF THE COUNTY OF LOS ANGELES HAS REVIEWED THIS TENTATIVE PARCEL MAP AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE SUBDIVISION MAP ACT REGULATIONS AND RESTRICTIONS.
2. THIS TENTATIVE PARCEL MAP IS NOT A FINAL PARCEL MAP AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN FOR THE PURPOSES FOR WHICH IT WAS PREPARED.

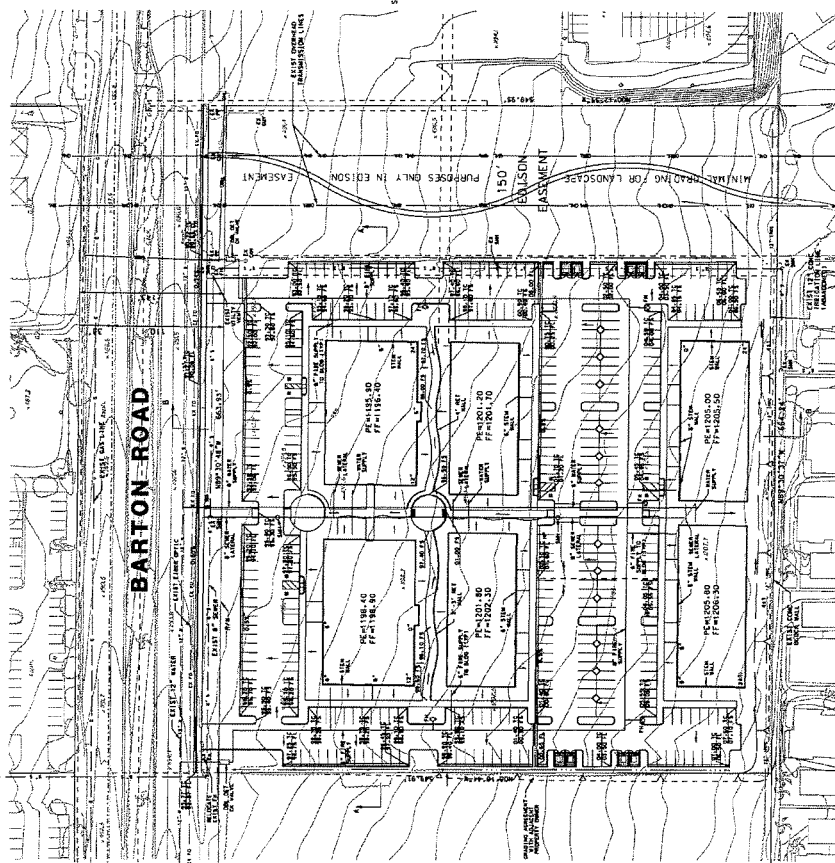


**Gardner**  
SURVEYOR GENERAL  
COUNTY OF LOS ANGELES  
1981-1998

20751 W. 11TH AVE.  
LOS ANGELES, CA 90047  
TEL: 323-475-1111  
FAX: 323-475-1112

CITY OF LOS ANGELES  
TENTATIVE PARCEL MAP NO. 17806  
MOUNTAIN VIEW AVENUE  
BARTON RD., LOS ANGELES, CA  
DATE: 9/14/98

**PRELIMINARY  
GRADING PLAN**  
MERIDIAN PROFESSIONAL CENTER



NOTE: THE INNER COURT YARD AREA BETWEEN THE CLUSTER OF 4 NORTHERLY BUILDINGS WILL DRAIN USING AREA DRAINS AND PVC PIPING WHICH WILL CONNECT TO THE PROPOSED EXTENSION OF THE EXISTING STORM DRAIN

BENCHMARK  
CITY OF LOMA LINDA BM 81-25  
BRASS CAP IN SIDEWALK NORTH  
OF MISSION ROAD, 0.30 MILES  
EAST OF MT. VIEW AVE

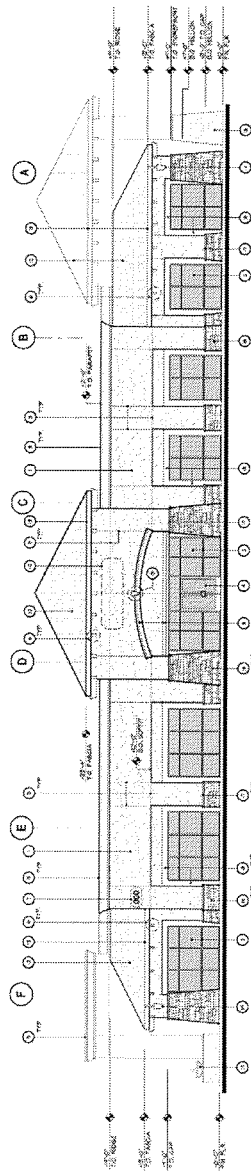
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**Goodman & Associates**  
1909 J ST • WILSON  
COLTON, CA 92324  
909/281-2775

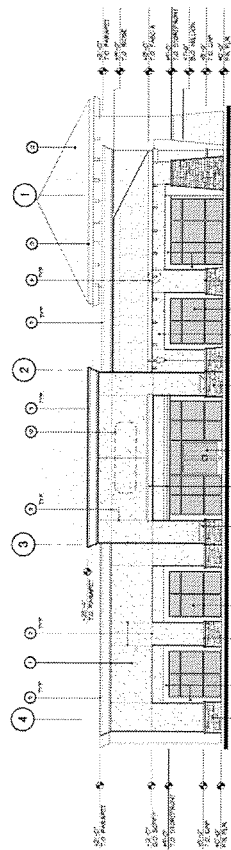
CITY OF LOMA LINDA  
 TENTATIVE PARCEL MAP NO. 17806  
 PRELIMINARY GRADING PLAN  
 MERIDIAN PROFESSIONAL CENTER  
 BARTON RD. LOMA LINDA, CA



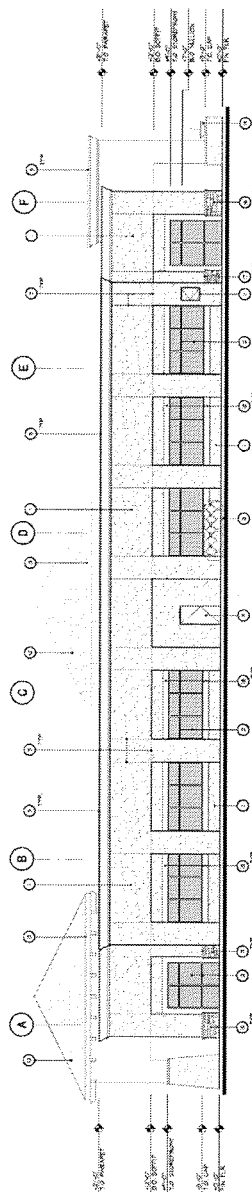
# BUILDINGS 'A' & 'B' ELEVATIONS



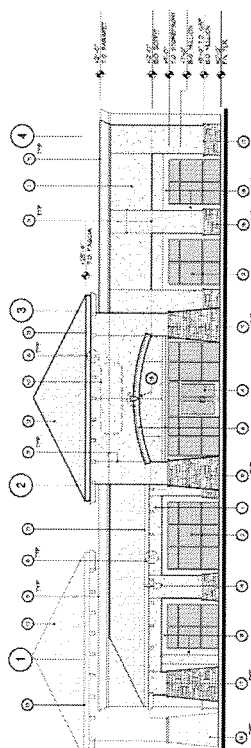
North Elevation



East Elevation



South Elevation



West Elevation

- Keyed Exterior Elevation Notes**
1. EXTERIOR WALLS AND CEILING SHALL BE FINISHED WITH A LIGHT TONE, TEXTURED PLASTER OR GYPSUM. ALL INTERIOR WALLS AND CEILING SHALL BE FINISHED WITH A LIGHT TONE, TEXTURED PLASTER OR GYPSUM.
  2. EXTERIOR WALLS AND CEILING SHALL BE FINISHED WITH A LIGHT TONE, TEXTURED PLASTER OR GYPSUM. ALL INTERIOR WALLS AND CEILING SHALL BE FINISHED WITH A LIGHT TONE, TEXTURED PLASTER OR GYPSUM.
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**Color / Material Schedule**

ITEM	MATERIAL	COLOR
1	EXTERIOR WALLS	WHITE
2	EXTERIOR WALLS	WHITE
3	EXTERIOR WALLS	WHITE
4	EXTERIOR WALLS	WHITE
5	EXTERIOR WALLS	WHITE
6	EXTERIOR WALLS	WHITE
7	EXTERIOR WALLS	WHITE
8	EXTERIOR WALLS	WHITE
9	EXTERIOR WALLS	WHITE
10	EXTERIOR WALLS	WHITE

**Reference Plan**

1. EXTERIOR WALLS AND CEILING SHALL BE FINISHED WITH A LIGHT TONE, TEXTURED PLASTER OR GYPSUM. ALL INTERIOR WALLS AND CEILING SHALL BE FINISHED WITH A LIGHT TONE, TEXTURED PLASTER OR GYPSUM.

**Project Information**

Project Name	San Ramon, California 94583
Project Number	45000
Project Date	08/20/2011
Project Location	San Ramon, California 94583
Project Owner	Meridian Professional Center
Project Architect	Meridian Professional Center

Building 'A' Exterior Elevations (Building 'B' Sim.)



Meridian Professional Center  
45000 Executive Parkway, Suite 150  
San Ramon, California 94583

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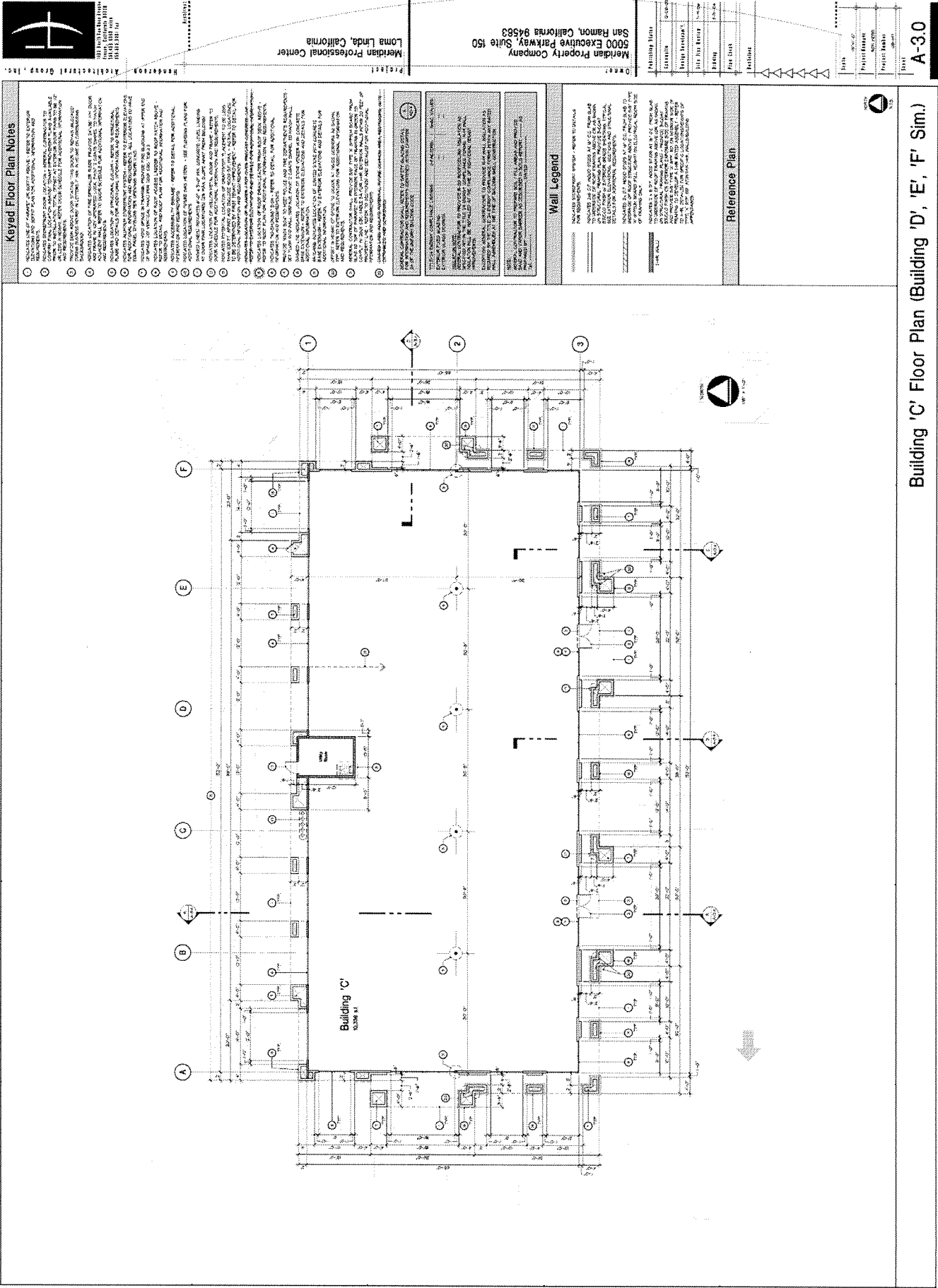
Meridian Professional Center  
45000 Executive Parkway, Suite 150  
San Ramon, California 94583

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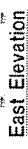
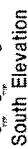
BUILDING 'C', 'D', 'E', & 'F' FLOOR PLAN



Building 'C' Floor Plan (Building 'D', 'E', 'F' Sim.)



5001 North Dixie Hwy. Suite 400  
 Boca Raton, FL 33433  
 407.438.5111  
 407.438.5111



## A-3.2

Meridian Professional Center  
Loma Linda, California

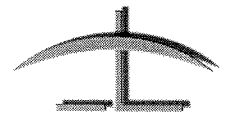
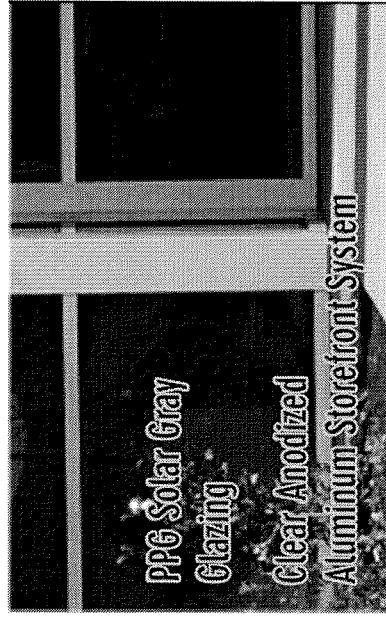
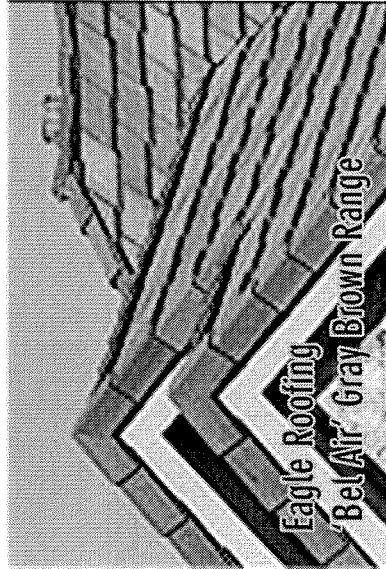
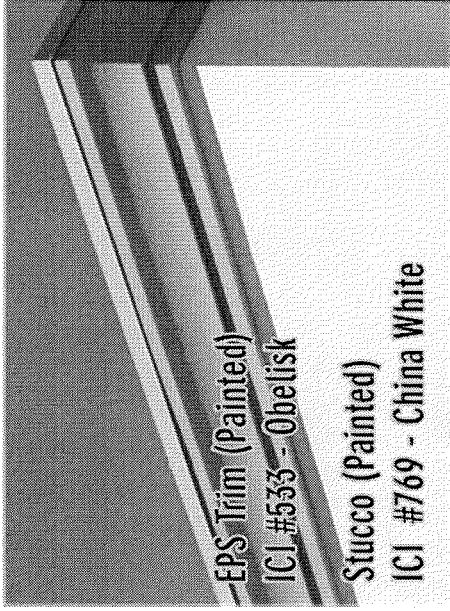
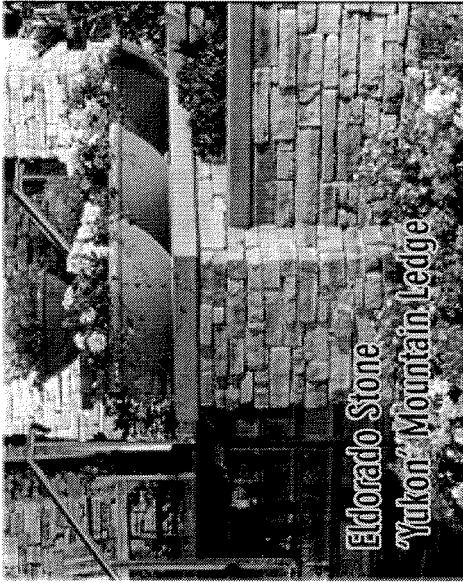
NOTES:

1. ALL COLOR EXCEPTIONS TO BE APPROVED BY THE CITY AND THE ENGINEER PRIOR TO IMPLEMENTATION. PROVIDER SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON RECEIVING THE REQUEST FOR APPROVAL.
2. REQUEST TO REQUEST TO BE HAND MAINTAINED (PAVED) TO BE APPROVED BY THE ENGINEER.
3. CONTRACTOR TO COMPLETE ALL 1/2" THICK SAMPLES ON COMPLETED PAVAL SURFACE OF EACH CURB FOR SECTION AND APPROVAL. SELECT A LITTLE IN THE MIDDLE OF EACH CURB SAMPLES AND SECTION. PROVIDER TO PROVIDE A LITTLE IN THE MIDDLE OF EACH CURB SAMPLES AND SECTION. PROVIDER TO PROVIDE A LITTLE IN THE MIDDLE OF EACH CURB SAMPLES AND SECTION.

Reference Plan[illegible]



COLOR BOARD



# Meridian Professional Center

## Loma Linda, California

